

**Christian County  
Board of Adjustment Minutes  
April 1, 2015**

Chairman Ray Weter called the meeting to order at 9:00 AM and explained the powers of the Board of Adjustment. Chairman Ray Weter then called roll. All members were present.

Chairman Ray Weter called for a review of the September 2, 2014 minutes. Sue Ann Childers made a motion to approve the minutes. Bill Barnett 2<sup>nd</sup> the motion. The vote was unanimous. The minutes were approved as written.

Todd Wiesehan offered the Christian County Zoning Regulations, as Exhibit A, as adopted by the Christian County Commission into evidence to the Board. Chairman Ray Weter heard no objections and explained the Board of Adjustment process.

Chairman Ray Weter swore in the witnesses.

Chairman Ray Weter called for the staff report on Case No. 2015-0031 Kevin & Robin Wilkerson, Proposed Conditional Use Permit (Verizon Wireless Tower), 270 State Highway U, Rogersville. Todd Wiesehan gave the report. Bill Barnett questioned if a bond can be held for tower removal if the tower was ever abandoned. Todd Wiesehan stated that State Statues no longer allow that. Chairman Ray Weter asked if Verizon would be willing to bore under the highway for electric service to the tower. Brett Blackhurst stated that Verizon is willing to do that provided it is permitted by MoDOT. Bill Barnett questioned if the County could require use of the tower for its emergency services. Todd Wiesehan stated that was no longer allowed. Bill Barnett asked Mr. Blackhurst if the County would be allowed to co-locate an antenna for emergency services. Mr. Blackhurst stated Verizon would allow that but the County will have to go through the normal application process. Chairman Ray Weter asked if the lights can be situated to where they don't strike the ground closer than three miles. Mr. Blackhurst stated the lights will go out and up and they are adjustable. Discussion was held on the State Statues that govern telecommunication towers. Chairman Ray Weter stated he felt the staff recommended condition concerning power to the site by a bore directionally under State Highway U should be revised because MoDot may not grant permission to do that. Todd Wiesehan stated it could be revised to read 'unless prohibited by MoDOT'. Chairman Ray Weter called for a motion to revise the condition. Sue Ann Childers made a motion. Bill Barnett 2<sup>nd</sup> the motion. The vote was unanimous. Chairman Ray Weter called for a motion to approve the application as amended. Bill Barnett made a motion. Sue Ann Childers 2<sup>nd</sup> the motion. The vote was unanimous.

Chairman Ray Weter called for the staff report on Case No. 2015-0032 Marsha Lawrence, Proposed Conditional Use Permit (Verizon Wireless Tower), 3273 State Highway N,

Clever. Todd Wiesehan gave the report. Sue Ann Childers questioned the three proposed pads within the leased area. Todd Wiesehan explained the pads were for equipment shelters only. Chairman Ray Weter explained the staff recommended conditions and called for discussion. Being none, Chairman Ray Weter called for a motion. Sue Ann Childers made a motion to approve the application. Bill Barnett 2<sup>nd</sup> the motion. The vote was unanimous.

Chairman Ray Weter called for the staff report on Case No. 2015-0033 Leslie and Betty Young, Proposed Conditional Use Permit (Verizon Wireless Tower), 267 Petunia Lane, Clever. Todd Wiesehan gave the report. Sue Ann Childers questioned if Christian County would pay for the required access culvert. Todd Wiesehan stated the culvert would be part of the development and would not be paid for by the County. Todd Wiesehan explained the staff recommended conditions. Chairman Ray Weter questioned the boring under Petunia Lane for utilities. Todd Wiesehan stated Petunia Lane is a County road. Chairman Ray Weter called for any discussion. Being none, Chairman Ray Weter called for a motion. Bill Barnett made a motion to approve the application with the recommended conditions. Sue Ann Childers 2<sup>nd</sup> the motion. The vote was unanimous.

Sue Ann Childers made a motion to adjourn. Bill Barnett 2<sup>nd</sup> the motion. The meeting was adjourned at 9:42 AM.

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Todd M. Wiesehan, Administrator  
Christian County Planning and Zoning